

UNDERWRITING INFORMATION

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January 2026





Competitive Cycle Underwriting Updates

	Operating and First Mortgage	2025	2024	2023	2022	2021
Assumptions	Vacancy Rate	7%	7%	7%	7%	7%
	Maximum Expenses per Unit	\$6,000	\$5,700	\$5,700	\$5,000	\$4,950
	Conventional Rate	7.00%	7.00%	7.00%	6.50%	6.50%
	Conventional Term (HOME Term)	20	20	20	20	20
	Debt Service Coverage	1.20	1.20	1.20	1.20	1.20
Development Costs	Construction Period	18	15	15	12	12
	Project Reserves	4 months of exp. + 2 months of DS	4 months of exp. + 2 months of DS	4 months of exp. + 2 months of DS	4 months of exp. + 2 months of DS	4 months of exp. + 2 months of DS
	Developer Fee	15%	15%	15%	15%	15%
	Housing Credit Price	0.82	0.85	0.85	0.86	0.96

Competitive Cycle Underwriting Updates

2026 Underwriting Assumptions	
Vacancy Rate	7%
Maximum Expenses per Unit	\$6,200
Conventional Rate	7.00%
Debt Service Coverage	1.20
Housing Credit Price	TBD





THANK YOU

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